

**From:** Joe Eddy [REDACTED]  
**Sent:** Thursday, July 10, 2025 5:01 PM  
**To:** Development  
**Subject:** RE: [External] Housing Tax Credit QAP Comment Deadline

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

To whom it may concern:

We have the following comments on the 9% LIHTC QAP:

- 1) Distance to Amenities (Appendix-C1 III.A.1.) – For High Demand New Construction please look at awarding more points to amenities located less than or equal to a half-mile away. Amenities located less than or equal to half of a mile away allows residents to walk to the amenity, which is an enormous benefit to residents as many don't have vehicles. This is especially true as the Agency looks to have more very low income units with PBV contracts.
- 2) Distance to Amenities (Appendix-C1 III.A.1.) - The QAP defined Shopping as "a big box store, shopping plaza, mall, retail strip or convenience neighborhood center containing multiple stores stocked with many varieties of goods including all of the following: 1.) clothing; 2.) housewares; 3.) cleaning products; 4.) general over the counter medicine or first aid products; and 5.) personal hygiene." Please consider redefining it to be inclusive of downtown areas that have all those amenities at various small businesses. Please look at adding the words "city block" to go along with "big box store, shopping plaza, mall, retail strip, or convenience neighborhood center."
- 3) Distance to Amenities (Appendix-C1 III.A.1.) – There was very little difference in points between all the High Demand New Construction sites. Most projects maximized Distance to Amenities points. Please consider not capping the maximum points to allow projects in better locations to be prioritized.
- 4) Area Employment (Appendix-C1 III.A.2.) – Please consider reinstating the 1-mile radius for Group A counties instead of the new 2-mile radius instituted last year. Alternatively, please look at increasing the number of jobs to maximize the points. Or alternatively look at increasing the number of points for more than 5,000 jobs.
- 5) USDA Rural (Appendix-C1 III.A.3.) – Please consider removing USDA for High Demand New Construction. The counties in this group are populated areas. With the cap on Distance to Amenities and increasing the Area Employment radius it prioritizes projects in USDA areas over areas with high jobs and convenient amenities.
- 6) New – Please consider awarding points to projects within a half-mile of a public transit stop plus additional points for projects within a half-mile of a Transit Center. Many residents don't own a private vehicle, and it is worth having the agency consider this issue.
- 7) Mandatory New Construction Design Criteria (Appendix B III.B.1.) – Please look at lowering the minimum square footage of a one-bedroom to 625 SF in urban areas. We are designing marketable one-bedrooms at that size. Also please consider the maximum square footage for a studio to go up to the size of a one-bedroom so that the variance of a studio is larger than 25 square feet (500 SF minimum – 525 SF maximum).
- 8) Mandatory New Construction Design Criteria (Appendix B III.B.1.) – Please look at having an exclusion for the "No more than 20% of the total number of residential units may be studio units," for elderly designated

properties. We are successfully leasing up small studio apartments in urban areas to 55+ residents as they don't demand to same amount of space as family units. This also allows additional housing units to be built in urban areas.

Thanks,

Joe

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**From:** SC Housing [REDACTED] >  
**Sent:** Tuesday, July 8, 2025 11:54 AM  
**To:** Joe Eddy [REDACTED]  
**Subject:** Housing Tax Credit QAP Comment Deadline



July 8, 2025

**2026 Housing Tax Credit Program**  
**Qualified Allocation Plan (QAP) Workshop**  
**QAP Comments Deadline Reminder**

SC Housing will hold its annual **Housing Tax Credit QAP Workshop** on **Thursday, July 31, 2025** from **10:00 a.m. - 3:00 p.m.** at SEGRA Park-Club Level, located in The BullStreet District, Columbia SC. This hybrid meeting format will allow participants to either attend in person or virtually via Zoomgov. (*Online participants will be able to view and comment during the meeting.*) **Registration in advanced is required.** When registering for the workshop, please choose either option #1 to attend in person, *or*, option #2 to attend virtually so that SC Housing can properly estimate for the onsite attendance.

SC Housing is accepting comments for changes to the current QAP. **All comments are due by Thursday, July 10th.** SC Housing will post an initial draft of the 2026 QAP by Friday, July 25th and will be reviewing the draft at the workshop. Authority staff encourages your attendance and is looking forward to open discussions regarding the 2026 QAP.

For more information and to register, please visit [schousing.sc.gov](https://schousing.sc.gov) and select Events and Training from the Business and Community Partners menu to view SC Housing Workshops. *Registration in advance is required so that we may plan accordingly. Please note, in person registration will close Monday, July 28th.*

For updated program information, visit our website at [SC Housing](https://schousing.sc.gov)

Option 1: Click Here to register for on-site attendance

Option 2: Click Here to register for virtual attendance



803.896.9372 || [schousing.sc.gov](https://schousing.sc.gov)



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